

\$ 15,000
SCR

THIS INSTRUMENT PREPARED BY:
SHERRY C. REEDER
136 AMANDA DRIVE
VINCENT, ALABAMA 35178

Send tax notice to:
DENNIS BOSTON, JR and
CYNTHIA BOSTON
2367 New Cut Road
Columbia, TN 38401

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama
Shelby County


KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and 00/100 Dollars (\$100) to the undersigned Grantor, GEOFF REEDER AND SHERRY C. REEDER, (herein referred to as GRANTOR), in hand paid the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by the presents, grant, bargain, sell and convey unto DENNIS BOSTON, JR and CYNTHIA BOSTON for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

From the Northwest corner of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 87 degrees 58 minutes 52 seconds East along the North boundary of said Section 21 for 785.66 feet; thence South 2 degrees 02 minutes 44 seconds West 565.83 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue South 2 degrees 02 minutes 44 seconds West, 121.00 feet to the Northeast corner of Lot No. 7 of THE WILLOWS Subdivision, Phase One; thence North 87 degrees 57 minutes 16 seconds West along the North boundary of said Lot No. 7 for 180.00 feet to the Northwest corner of Lot 7 and the East boundary of Amanda Drive (R/W 60'); thence North 2 degrees 02 minutes 44 seconds East 121.00 feet; thence South 87 degrees 57 minutes 16 seconds East, parallel to the North boundary of the aforementioned Lot No. 7 for 180.00 feet, back to the POINT OF BEGINNING of herein described parcel of land.
Situating in Shelby County, Alabama.

SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


20090609000219720 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
06/09/2009 12:14:53 PM FILED/CERT

Shelby County, AL 06/09/2009
State of Alabama
Deed Tax : \$15.00

IN WITNESS HEREOF, we have hereunto set our hands this 9th day of June, 2009.

Geoff Reeder
GEOFF REEDER

Sherry C Reeder
SHERRY C. REEDER


STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for said County in said state hereby certify that Geoff and Sherry Reeder, whose names are signed to the fore going conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day of the same bears date.

Given under my hand and official seal this 9th day of June A.D., 2009

Mischella Yungo
Notary Public

My Commission Expires: 11-19-2011


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